

# RED CLIFFS MALL

ST. GEORGE, UTAH





## STRATEGIC LOCATION AND GROWING TRADE AREA

- The only regional mall located between Las Vegas, Nevada, and the populous area of Northern Utah. Adjacent to the major artery connecting Salt Lake City, Las Vegas and Los Angeles, the property is highly visible from I-15.
- Gateway to six national parks, including the scenic Zion National Park, Bryce Canyon National Park and the North Rim of the Grand Canyon, which combined attract more than three million tourists to the area each year.
- The trade area extends approximately 78 miles north to south and 66 miles east to west and includes portions of Nevada and Arizona.
- The Red Cliffs Mall trade area population has grown 61% in the last ten years and is expected to continue at a robust rate of 18% in the next five years.

## VIBRANT COMMUNITY

- At the base of the majestic red cliffs lies St. George, a booming community with a young, educated population that cherishes year-round recreational activities and a superb quality of life.
- Home to some of the nation's best destination and day spas, including the critically acclaimed Green Valley Resort.
- A golfer's paradise with thirteen acclaimed public and private golf courses, all set amidst the picturesque red rock mountains.
- The city of St. George is the host for many endurance sporting events such as the Huntsman World Senior Games, the NJCAA national fast pitch softball tournament, the St. George Marathon (a Boston Marathon qualifier) and the Ford Ironman Triathlon Series.
- In 2011 a new \$160M regional airport opened in St. George with new direct flights from international airports, such as Denver, CO., added.

## CHANGE IS IN THE AIR

- A 15,000 square-foot open-air streetscape featuring first-to-the-market stores: Chico's, Coldwater Creek, Lane Bryant, Barnes & Noble and See's Candies.
- Red Cliffs Mall welcomes White House | Black Market, Buca di Beppo (welcomed in 2012) and Victoria's Secret (opens summer 2013).

## MALL INFORMATION

LOCATION: Cross streets: Red Cliffs Drive and Mall Drive  
MARKET: St. George, Utah  
DESCRIPTION: Single-level, enclosed, regional center  
ANCHORS: jcpenny, Dillard's, Sears, Barnes & Noble  
TOP PERFORMING CATEGORIES: Teen, women's apparel and accessories  
TOTAL RETAIL SQUARE FOOTAGE: 390,700  
PARKING SPACES: 1,967  
OPENED: 1990  
EXPANDED: 2007

## TRADE AREA PROFILE

2013 POPULATION 214,158  
2018 PROJECTED POPULATION 231,230  
2013 HOUSEHOLDS 71,436  
2018 PROJECTED HOUSEHOLDS 77,297  
2013 MEDIAN AGE 31.6  
2013 AVERAGE HOUSEHOLD INCOME \$54,197  
2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$52,610

## 20 - MILE RADIUS

2013 POPULATION 136,725  
2018 PROJECTED POPULATION 148,555  
2013 HOUSEHOLDS 46,546  
2018 PROJECTED HOUSEHOLDS 50,651  
2013 MEDIAN AGE 33.0  
2013 AVERAGE HOUSEHOLD INCOME \$58,733  
2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$57,552

## DAYTIME EMPLOYMENT

3 - MILE RADIUS 35,037  
5 - MILE RADIUS 44,374

Source: Nielsen

